



*Asking Price*

£475,000

Freehold

MIMOSA AVENUE, WIMBORNE BH21 1TU



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- ◆ DETACHED BUNGALOW
- ◆ TWO DOUBLE BEDROOMS
- ◆ NO FORWARD CHAIN
- ◆ IMMACULATE CONDITION

An immaculately presented, two bedroom, detached bungalow within the heart of Merley boasting a conservatory, generous garden, attached single garage and being offered without a forward chain. Sole agents.

## Property Description

Mimosa Avenue sits within the heart of Merley and is a quiet circular road, primarily comprising detached bungalows. The particular bungalow sits on the northerly edge and comprises two, front aspect, double bedrooms, a rear aspect living room, purpose built conservatory, modern fitted kitchen, shower room and separate WC. Furthermore, the home has been double glazed throughout and benefits from gas fired heating.

## Gardens and Grounds

The front garden has been landscaped with a variety of pavers and stone and there is a driveway to the left hand side of the property, which is suited to several vehicles and in turn gives access to the attached single garage, which has an up and over style door. There is gated access to the side of the garage which in turn gives access to the rear garden. The rear garden has been landscaped and there is a generous patio spanning the rear of the home, paved walkways, and the lawn has been laid with artificial grass to minimise maintenance.

## Location

Wimborne is a vibrant and thriving market town in East Dorset with a comprehensive mix of shopping facilities, restaurants, and attractions to appeal to everyone. Easily accessed by car from all directions via the A31, A35 and B3081 Wimborne has great public transport links to Bournemouth, Poole and surrounding areas including a comprehensive network of bus routes. Wimborne is immersed in a varied history, preserved and on-show in the c.705 AD Minster Church of Cuthburga with its chained library which is one of only four world-wide. The beautiful twin towers of the Minster provide an elegant backdrop to the town's historic architecture. Wimborne is well served by an excellent range of services for residents including doctors, a local hospital, sought-after schools and strong health and social care. Leisure facilities are well catered for and the town is within easy access to the county's areas of outstanding natural beauty offering miles of bridleways, footpaths and coastal routes to explore.

Size: Sq ft (sq m)

Heating: Gas fired (Combi) serviced annually

Glazing: Double glazed

Garden: North facing

Parking: Off road parking and garage

Loft: Ladder installed. 50% boarded.

Main Services: Electric, water, gas, drains, telephone

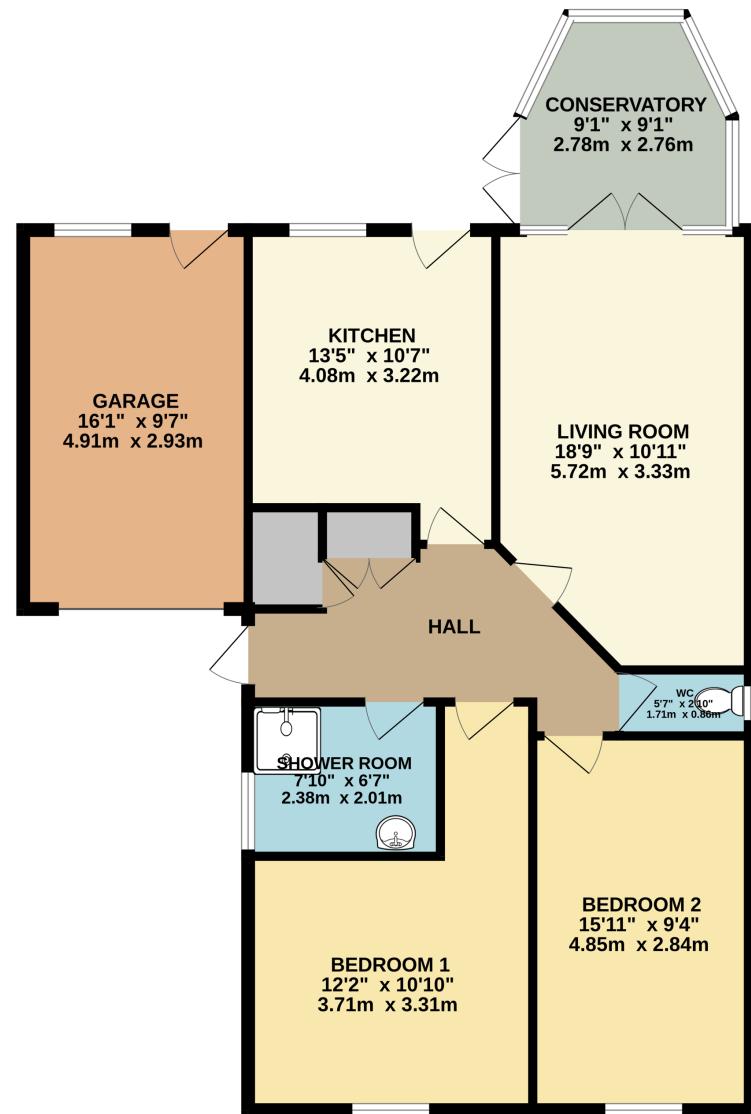
Local Authority: BCP Council

Council Tax Band: D

Additional Information: For information on broadband and mobile signal, please refer to the Ofcom website. For information relating to flood risk, please refer to gov.uk

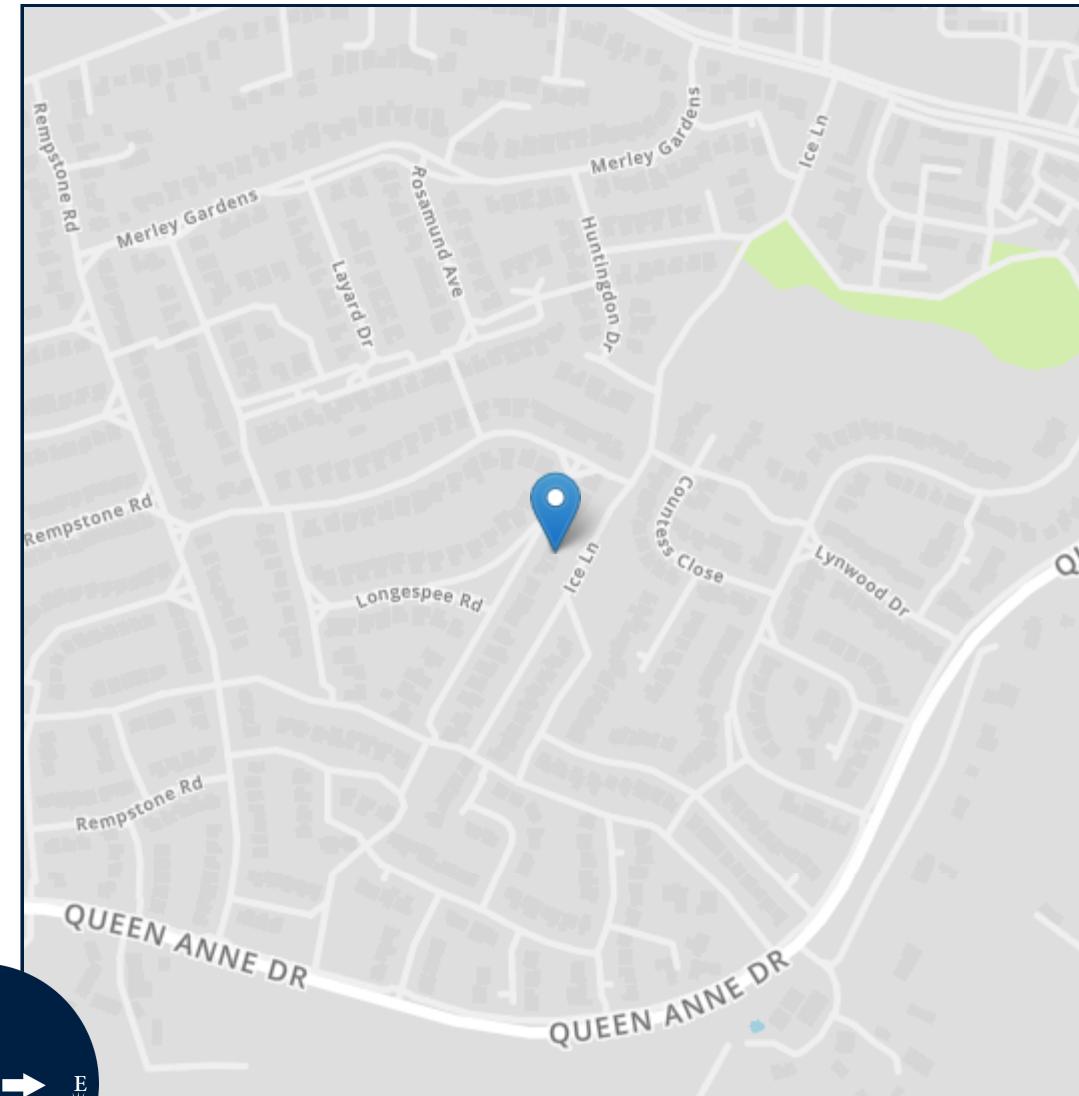
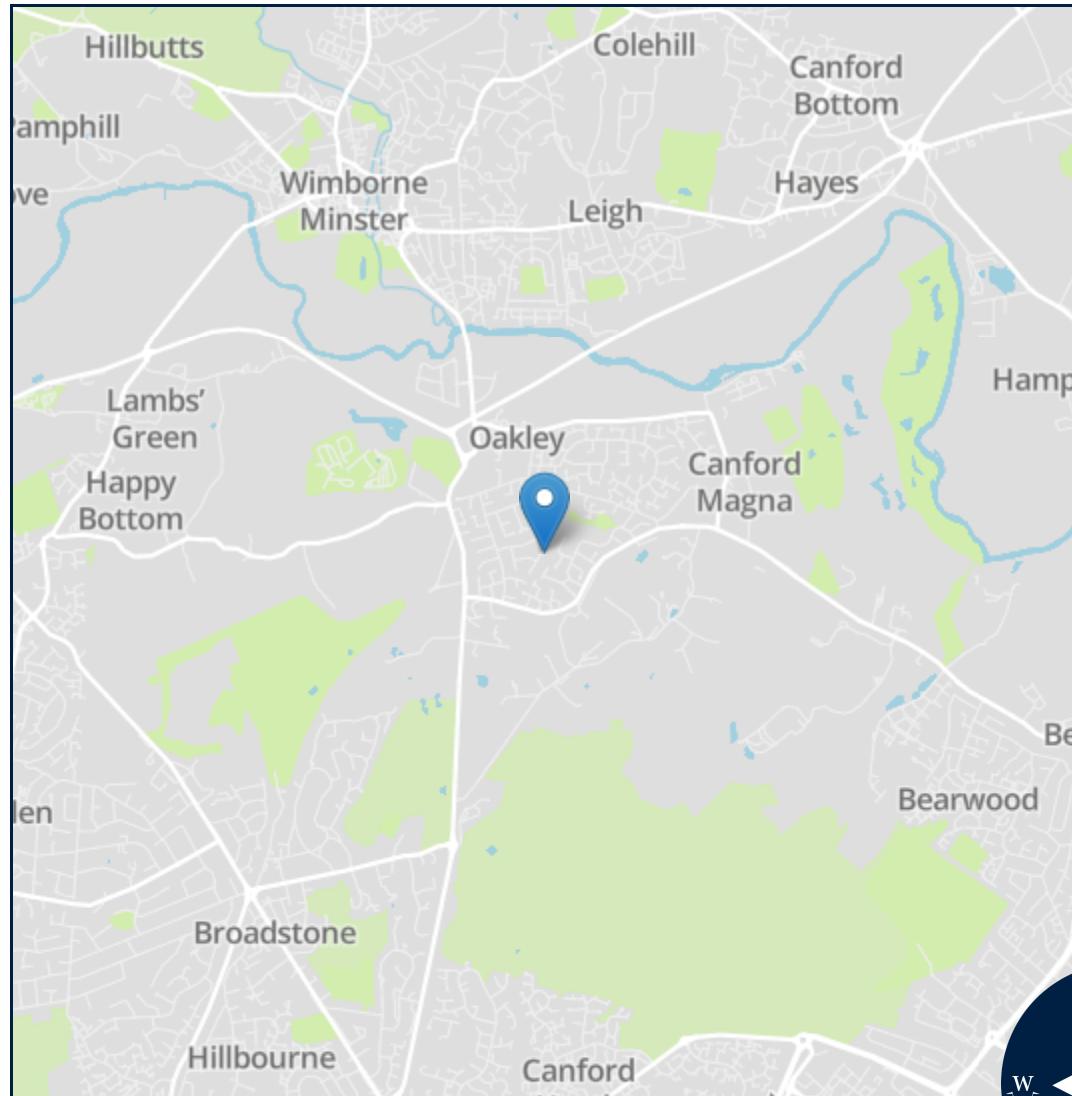


GROUND FLOOR  
1040 sq.ft. (96.6 sq.m.) approx.



TOTAL FLOOR AREA : 1040 sq.ft. (96.6 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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